



**JAMES  
ANDERSON**

The Footpath  
Putney SW15  
Guide Price £850,000



## The Footpath Putney SW15

This extended three double bedroom family home is offered to the market chain free while providing ample living space suited for entertaining, a sizeable garden and a quiet and peaceful location.

Offering over 900sqft with flexible living accommodation to accommodate families and young working professionals, homes on this road are a rare find.

The ground floor comprises of a entry hallway, spacious open plan lounge/kitchen area with space to dine alongside a good sized bedroom with en-suite shower room while the garden is very secluded and provides side and rear access. Upstairs offers two double bedrooms and a three piece bathroom suite.

The Footpath is located within the ever popular Dover House Conservation area, benefiting from the Putney heath, picturesque green and located a short walk (0.7 miles) from Barnes mainline station with frequent trains to Waterloo, plus with many excellent local bus routes nearby including the no's 72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

Tenure - Freehold  
Council Tax Band - E  
EPC Rating - D







Samsung microwave oven with digital display showing 1602.

Gas cooktop with a blue kettle on the burner.

Built-in oven with its door open, showing the interior.

Front-loading washing machine integrated into the cabinetry.

White ceramic sink with a chrome faucet.

Black metal dish rack on the countertop.

Black trash bin with a white label that reads "general waste" and an icon of a trash can.

WHEY











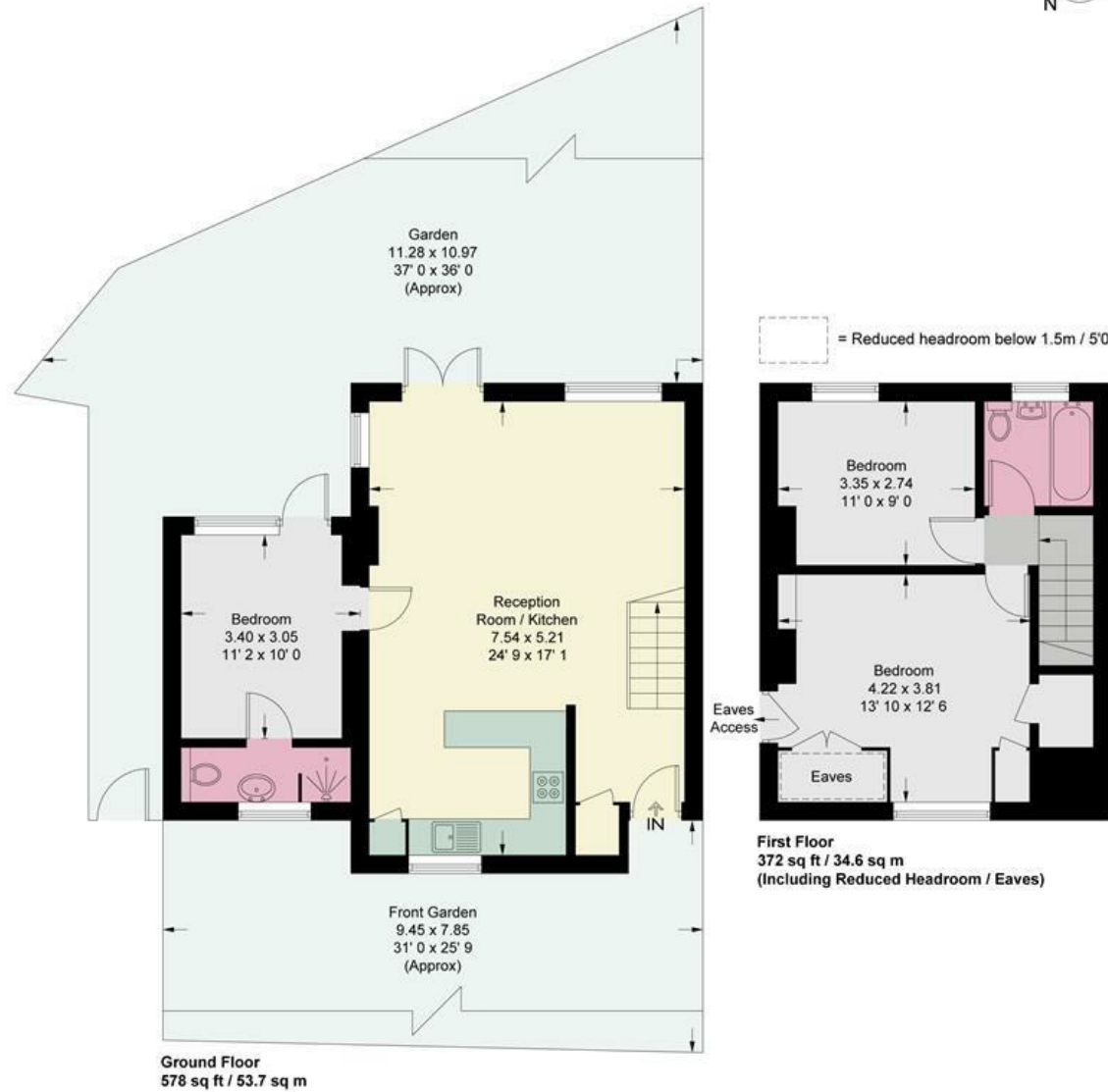
A wooden dining table with white chairs. The table has a thick, light-colored wood top and white legs. There are six white chairs with wooden legs around the table. A black bag is on one of the chairs.

# The Footpath

Approximate Gross Internal Area = 936 sq ft / 87 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 14 sq ft / 1.3 sq m  
Total = 950 sq ft / 88.3 sq m



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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